



# MASTER FEE SCHEDULE

## Chapter 16 – Development & In-Lieu Fees

### Development & In-Lieu Fees

City of Chula Vista Development Services  
276 Fourth Avenue, Chula Vista, CA 91910

#### FEE BULLETIN

# 16-100

October 2012

For expansion/renovation of existing projects, fees apply to the net increase in impact only, as determined by increase in dwelling units, gross acres, square feet, or vehicular trips.

All rates are current as of the date of this Fee Bulletin. Fees are set by Ordinance or Council Policy. Please contact Development Services to confirm current rate schedule.

#### PUBLIC FACILITIES DIF

*Applicable: Citywide*

##### Single Family, per dwelling unit (DU)

Civic Center .....	\$2,708
Police .....	\$1,656
Corporation Yard .....	\$446
Libraries.....	\$1,555
Fire Suppression System.....	\$1,369
Program Administration.....	\$596
Recreation Facilities .....	\$1,180
<b>Single Family Total PFDIF, per DU.....</b>	<b>\$9,510</b>

##### Multi Family, per DU

Civic Center .....	\$2,564
Police .....	\$1,789
Corporation Yard .....	\$357
Libraries.....	\$1,555
Fire Suppression System.....	\$984
Program Administration.....	\$563
Recreation Facilities .....	\$1,180
<b>Multi Family Total PFDIF, per DU .....</b>	<b>\$8,992</b>

##### Commercial, per gross acre

Civic Center .....	\$8,683
Police .....	\$7,826
Corporation Yard .....	\$7,566
Fire Suppression System.....	\$3,616
Program Administration.....	\$1,900
<b>Commercial Total PFDIF, per acre .....</b>	<b>\$29,546</b>

##### Industrial, per gross acre

Civic Center .....	\$2,730
Police .....	\$1,688
Corporation Yard .....	\$3,564
Fire Suppression System.....	\$718
Program Administration.....	\$601
<b>Commercial Total PFDIF, per acre .....</b>	<b>\$9,301</b>

#### TRAFFIC SIGNAL FEE

*Applicable: Citywide*

Fee per vehicular trip.....	\$33.45
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*See Master Fee Schedule Fee Bulletin 16-200 for Vehicular Trip Generation Table*

#### PARK ACQUISITION & DEVELOPMENT

The Parkland Acquisition and Development (PAD) fee consists of two fee components: land acquisition and park development.

*Applicable: Citywide. Parkland acquisition fees vary between eastern and western Chula Vista, as divided by I-805. Development fees are consistent citywide.*

##### Single Family, per dwelling unit

Acquisition, west of I-805 .....	\$4,994
Acquisition, east of I-805 .....	\$12,676
Development, citywide.....	\$4,984
<b>Total single family fee, west of I-805.....</b>	<b>\$9,978</b>
<b>Total single family fee, east of I-805 .....</b>	<b>\$17,660</b>

##### Multi Family, per dwelling unit

Acquisition, west of I-805 .....	\$3,707
Acquisition, east of I-805 .....	\$9,408
Development, citywide.....	\$3,698
<b>Total multi family fee, west of I-805 .....</b>	<b>\$7,405</b>
<b>Total multi family fee, east of I-805.....</b>	<b>\$13,106</b>

##### Mobile Home, per unit

Acquisition, west of I-805 .....	\$2,337
Acquisition, east of I-805 .....	\$5,932
Development, citywide.....	\$2,333
<b>Total mobile home fee, west of I-805.....</b>	<b>\$4,670</b>
<b>Total mobile home fee, east of I-805 .....</b>	<b>\$8,265</b>

##### Hotel/Motel, per room

Acquisition, west of I-805 .....	\$2,137
Acquisition, east of I-805 .....	\$5,424
Development, citywide.....	\$2,131
<b>Total hotel/motel fee, west of I-805.....</b>	<b>\$4,268</b>
<b>Total hotel/motel fee, east of I-805 .....</b>	<b>\$7,555</b>

**EASTERN TRANSPORTATION DIF***Applicable: East of I-805*Residential, per dwelling unit (DU)

Low Density: 0 – 6 DU/gross acre .....	\$12,480
Medium Density: 6.1 – 18 DU/gross acre ..	\$9,984
High Density: > 18.1 DU/gross acre .....	\$7,488
Senior Housing: > 8 DU/gross acre .....	\$4,992
Residential Mixed Use: > 18 DU/gross acre.	\$4,992

Commercial, per gross acre unless otherwise specified

Mixed Use, per 20,000 SF .....	\$199,680
General: < 5 stories in height .....	\$199,680
Regional: > 60 acres or 800,000 SF .....	\$137,280
High Rise: >= 5 stories in height .....	\$349,440

Other, per gross acre unless otherwise specified

Office: < 5 stories in height .....	\$112,320
Industrial RTP .....	\$99,848
18-Hole Golf Course, per course .....	\$873,600
Medical Center .....	\$811,200

*Note: Mixed Use projects are subject to both the Mixed Use Commercial rate for the commercial portion of the project **AND** the Mixed Use Residential rate for the residential units.*

**WESTERN TRANSPORTATION DIF***Applicable: West of I-805*Residential, per dwelling unit (DU)

Low Density: 0 – 6 DU/gross acre .....	\$3,476
Medium Density: 6.1 – 20 DU/gross acre ..	\$2,781
High Density: > 20.1 DU/gross acre .....	\$2,086
Mobile Home .....	\$1,738

Commercial, per gross acre unless otherwise specified

Regional .....	\$69,523
Community .....	\$97,333
Neighborhood, per gross acre .....	\$166,856
Neighborhood, per 1,000 SF .....	\$16,686
Street Front .....	\$55,619
Retail .....	\$55,619
Wholesale Trade .....	\$83,428

Office, per gross acre unless otherwise specified

High Rise Office: 6+ stories in height .....	\$208,570
Low Rise Office: < 6 stories, per acre .....	\$104,285
Low Rise Office: < 6 stories, per 1,000 SF ..	\$6,952
Medical Office .....	\$173,808

Lodging (Hotel/Motel), per gross acre unless otherwise specified

Low Rise Lodging: < 4 stories, per acre ....	\$69,523
Low Rise Lodging: < 4 stories, per room .....	\$3,476
High Rise Lodging: 4+ stories in height .....	\$104,285

Industry, per gross acre

Heavy Industry .....	\$47,714
Warehouse/Storage .....	\$20,857
Industrial Park .....	\$31,285
Light Industrial .....	\$69,523

**PEDESTRIAN BRIDGE DIFs**Otay Ranch Village 1, 2, 5, and 6 Pedestrian Bridge DIF*Applicable: Otay Ranch Villages 1, 2, 5, and 6*

Single Family, per DU .....	\$1,114
Multi Family, per DU .....	\$826

Otay Ranch Village 11 Pedestrian Bridge DIF*Applicable: Otay Ranch Village 11*

Single Family, per DU .....	\$2,241
Multi Family, per DU .....	\$1,665

**SEWER & DRAINAGE DIFs**Telegraph Canyon Drainage*Applicable: Telegraph Canyon drainage basin*

Fee per acre .....	\$4,579
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Telegraph Canyon Sewer, Gravity Flows*Applicable: Telegraph Canyon sewer basin*

Fee per equivalent dwelling unit (EDU) .....	\$216.50
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Poggi Canyon Sewer, Gravity Flows*Applicable: Poggi Canyon sewer basin*

Fee per equivalent dwelling unit (EDU) .....	\$265
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Salt Creek Sewer, Gravity Flows*Applicable: Salt Creek and Wolf Canyon sewer basins*

Fee per equivalent dwelling unit (EDU) .....	\$1,330
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